



To: Solicitor Address

Solicitor Phone
 Solicitor Email

From: EFV001 Inc.

<Address>

Financing Number:	<Insert Mortgage No.>
Customer(s):	<Insert Primary Customer Name>, <Insert Co-Customer Name>
Property Address:	<Insert Property Address>
Closing Date:	<Insert Closing Date>

Please find attached the necessary instructional package for the above noted mortgage. Please note that, as this is a Shariah-compliant mortgage, this transaction is considered a “financing” transaction and not a “loan”. Furthermore, EQRAZ does not charge interest, but charges the customer a Shariah-compliant “profit” on the financing amount. The amortization schedule for return of principal (financing amount) and profit for this Shariah-compliant mortgage is the same as would be for a conventional interest-bearing mortgage having a loan amount and interest rate of the same value as EQRAZ’s financed amount and profit rate respectively.

You are hereby instructed to register the charge as per the details outlined in the Commitment.

When registering the mortgage charge, you are instructed to enter the fields as follows, and upload the Amortization Schedule (the “Schedule”) provided to you along with the Commitment which shall be attached as a schedule to the Charge. The Charge shall be registered in the name of EFV0001 Inc., with address for service at 407 Iroquois Shore Road, Unit 8, Suite CM6, Oakville, Ontario, L6H 1M3.

Principal	Insert Principal Amount
Calculation Period	Enter here: “See Schedule”
Balance Due Date	Enter here: “See Schedule”
Payments	Enter here: “See Schedule”
Interest Rate	Enter here: “Interest N/A: See Schedule for Profit Rate”
Interest Adjustment Date	Leave blank
Payment Date	Leave blank
First Payment Date	Leave blank
Last Payment Date	Leave blank
Std Charge Terms	Entering filing number for the set of standard charge terms
Insurance Amount	Select here: “See standard charge terms”
Additional Provisions	Enter here: Refer to Facility Documents for further terms and provisions.”

The following documents are also required, and may be downloaded from our website at www.eqraz.com/our-documents:

- PAD Agreement 5 Year Closed with a copy of a void sample personalized cheque.
- Taxes: you are to establish there are no overdue realty taxes outstanding against the property.
- Certified copy of all insurance policies covering the mortgaged property are to be delivered to us with loss payable to EFV001 Inc. as its interest may appear with address for service at 407 Iroquois Shore Road, Unit 8, Suite CM6, Oakville, Ontario, L6H 1M3., in an amount not to be less than full replacement cost and our standard mortgage clause attached.
- Survey sketch prepared by a qualified surveyor, showing the position of the building on the lot; OR a title insurance policy naming EFV001 Inc. as the insured and ensuring that the mortgage is registered in an appropriate land registry office and constitutes a valid mortgage on the property named in the Commitment, having the rank described in the Commitment, subject only to the liens or encumbrances specifically allowed by the Commitment.
- Request for Funds
- Completed ID Verification Form



- Final Report on Title: provide your legal title opinion that the mortgage has been duly executed and delivered and registered wherever required by law and that EFV001 Inc. has a valid and legally binding mortgage as per the rank described in the Commitment and your report as to prior encumbrances and executions and that the title has been searched and confirm that Customer has a good and marketable title to the mortgaged property.

If any additional documentation is required prior to funding, we will so advise you. Please note that all required documentation as outlined on the commitment and in the instructions to solicitor must be received two business days prior to the closing date. Funds will not be released until all documentation is received.

Should you have any questions or concerns, I can be reached directly at ,<Insert contact #> or

<Insert Email>

Thank you,

<Insert Funder Name>



BREAKDOWN OF ADVANCE

Financing Number: <Insert Mortgage Number>

Item	Added To Advance	Deducted From Advance
Financing Amount	\$<insert financing amount>	
Application Fee		\$0.00
Funds Delivery Fee		\$25.00
Administration Fee		\$0.00
Mortgage Insurance	N/A	\$0.00
<Will add other fees added to or deducted from advance>		<Will auto-add other deductions>
Net Advance	\$478,784.60	



<Template Note for Financier: THIS SECTION IS APPLICABLE IF FINANCIER IS PAYING TAXES ON BEHALF OF CLIENT>

**REALTY TAX
FORM**

Mortgage Number:	<Insert Mortgage no.>
Mortgagor(s):	<Insert Customers>
Guarantor(s):	<Insert Guarantors>

<Insert Financier> will collect and administer property taxes on your behalf. The tax component shall be sufficient to enable <Insert Financier> to pay the annual taxes by the date each bill is due.<Insert Financier> will recalculate the tax component with changes in your property taxes and collect the changed amount with notice to you.

Note: Any changes to the closing date will result in a recalculation of the tax component.

Please Initial	<Insert Financier> will be responsible for all future realty tax billing, commencing with the 2020 Final bill. The customer(s) are responsible for the full payment of all property tax bills prior to that bill. Your Monthly tax component of \$<insert tax component> will be collected with your mortgage payment and has been calculated
----------------	--

Prior Years Estimated Gross Taxes	\$<insert tax>
Plus 3% Estimated Annual Increase	\$<insert annual increase>
Total Estimated Yearly Net Taxes	\$<insert total tax>
Realty Tax Holdback	\$0.00
= Monthly Tax Component	\$<insert monthly tax component>

The above is hereby agreed, understood, and acknowledged:

<Insert Primary Customer>

Date

<Insert Co-Customer>
